

LEGAL DESCRIPTION

LOT 2 OF CITY OF BURLINGTON BINDING SITE PLAN NO. 1-14, RECORDED UNDER AUDITOR'S FILE NO. 201411130039, AS AMENDED BY REVISION 1 OF BINDING SITE PLAN NO. 1-14, RECORDED UNDER AUDITOR'S FILE NO. 201512230077, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. THE PURPOSE OF THIS BINDING SITE PLAN IS TO CREATE A LOT FOR PURCHASE BY DIKE DISTRICT NO. 12 OVER THE EASTERLY 300 FEET OF LOT 2, REVISION 1 OF BINDING SITE PLAN 1-14 (AFN 201512230077) TO CONSTRUCT AND MAINTAIN A LEVEE. THIS NEW LOT IS NOT FOR NEW DEVELOPMENT, WITH THE EXCEPTION OF DIKES AND LEVEES.
2. DESCRIPTIONS FOR THIS SURVEY ARE FROM SUBDIVISION GUARANTEE FROM LAND TITLE AND ESCROW, ORDER NO. 01-16035-F, DATED NOVEMBER 10, 2016 AND UPDATED SEPTEMBER 21, 2017.
3. BASIS OF BEARING: THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS SHOWN ON SHORT PLAT NO. BU-1-97, AFN 9706170016. BEARING = N 01°02'43" W.
4. ALL DISTANCES ARE SHOWN IN FEET.
5. INSTRUMENTATION: LEICA MSSO THEODOLITE DISTANCE METER.
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE IN JULY AND AUGUST, 2017.
7. THIS BINDING SITE PLAN IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND OTHER INSTRUMENTS LISTED AND DESCRIBED ELSEWHERE ON THIS AND THE PREVIOUS BINDING SITE PLAN.
8. THIS SURVEY WAS PREPARED AT THE REQUEST OF DIKE DISTRICT NO. 12.
9. THIS PROPERTY IS ZONED C-2, HEAVY COMMERCIAL.
10. THIS PROPERTY IS LOCATED IN FLOOD ZONE A7, SKAGIT COUNTY WASHINGTON COMMUNITY PANEL NUMBER 530151 0250 C, EFFECTIVE DATE JANUARY 3, 1985.
11. ANY DEVELOPMENT OF PARCELS 2A AND 2B SHALL BE IN CONFORMANCE WITH THIS BINDING SITE PLAN.
12. NO CLEARING, GRADING, FILL, CONSTRUCTION, OR OTHER DEVELOPMENT ACTIVITIES ARE PERMITTED WITHIN THE SPECIAL FLOOD RISK ZONE SHOWN ON THIS BINDING SITE PLAN EXCEPT FOR WORK CONDUCTED BY A GOVERNMENT AGENCY RELATED TO THE CONSTRUCTION, MAINTENANCE, OR REPAIR OF DIKES, LEVEES, UTILITIES, TRANSPORTATION FACILITIES, OR FLOOD CONTROL STRUCTURES.
13. NO CLEARING, GRADING, FILL, CONSTRUCTION, OR OTHER DEVELOPMENT ACTIVITIES ARE PERMITTED WITHIN THE DIKE SETBACK AREA SHOWN ON THIS BINDING SITE PLAN EXCEPT FOR WORK CONDUCTED BY A GOVERNMENT AGENCY RELATED TO THE CONSTRUCTION, MAINTENANCE, OR REPAIR OF DIKES, LEVEES, UTILITIES, TRANSPORTATION FACILITIES, OR FLOOD CONTROL STRUCTURES.
14. NO STRUCTURES OR DEVELOPMENTS REQUIRING POTABLE WATER SHALL BE PERMITTED ON PARCEL 2A.
15. PARCEL 2A IS INTENDED TO BE USED EXCLUSIVELY FOR THE DEVELOPMENT AND MAINTENANCE OF DIKES, LEVEES, AND OTHER FLOOD CONTROL STRUCTURES OWNED OR OPERATED BY A GOVERNMENT AGENCY. PARCEL 2A DOES NOT HAVE ACCESS TO POTABLE WATER, SEWER SERVICE, OR OTHER UTILITIES, AND MAY BE ENTIRELY CONSTRAINED BY CRITICAL AREAS OR CRITICAL AREA BUFFERS, EXCEPT FOR THE USES AND DEVELOPMENTS EXPLICITLY IDENTIFIED ABOVE NO CRITICAL AREA VARIANCES OR REASONABLE USE ALLOWANCES SHALL BE GRANTED.
16. ONCE THE LEVEE STRUCTURE IS BUILT AND CERTIFIED, THE DIKE DISTRICT MAY PROPOSE TO SURVEY ANY UNUSED PORTION OF THE SPECIAL FLOOD HAZARD AREA ONLY BY BOUNDARY LINE ADJUSTMENT TO ADJOINING PARCELS OF RECORD.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DIKE DISTRICT 12.

JOB B. SEMRAU, P.E., P.L.S. CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2718 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273 PHONE 360-424-9566

DATE: 10-4-17

OWNER'S CONSENT AND DEDICATION

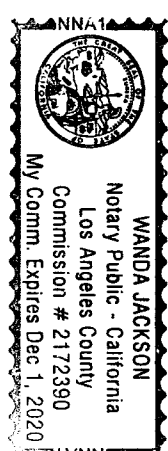
KNOW ALL MEN BY THESE PRESENTS THAT, NAGATANI BROTHERS, A WASHINGTON GENERAL PARTNERSHIP, CONSISTING OF THE HERES AND DEVESES OF KIYOTAKA NAGATANI, BY AND THROUGH HIS PERSONAL REPRESENTATIVE, SANDRA COZER, AND THE ROSE K. NAGATANI FAMILY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, OWNERS OF THE LAND HEREBY PLATTED, DECLARE THAT THIS BINDING SITE PLAN IS MADE AS A FREE AND VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, WE HAVE SIGNED AND ACKNOWLEDGED BELOW.

IN WITNESS WHEREOF, THIS 1st DAY OF October, 2017.

SANDRA COZER - PERSONAL REPRESENTATIVE OF KIYOTAKA NAGATANI, GENERAL PARTNER

PHYLLIS KAGAWA - GENERAL PARTNER OF THE ROSE K. NAGATANI FAMILY LIMITED PARTNERSHIP, GENERAL PARTNER

ACKNOWLEDGMENT
STATE OF California
COUNTY OF Los Angeles



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SANDRA COZER SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PERSONAL REPRESENTATIVE OF, NAGATANI BROTHERS, A WASHINGTON GENERAL PARTNERSHIP, CONSISTING OF THE HERES AND DEVESES OF KIYOTAKA NAGATANI, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

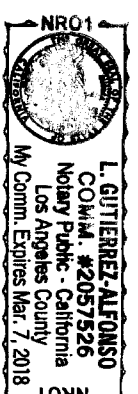
2172390

DATED: 10/14/2017
SIGNATURE: Sandra Cozer
TITLE: Nancy Rubin
MY APPOINTMENT EXPIRES: 12/01/2020

ACKNOWLEDGMENT
STATE OF California
COUNTY OF Orange

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PHYLLIS KAGAWA SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GENERAL PARTNER OF, THE ROSE K. NAGATANI FAMILY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: October 13, 2017
SIGNATURE: Phyllis Kagawa
TITLE: Phyllis Kagawa
MY APPOINTMENT EXPIRES: March 07, 2018

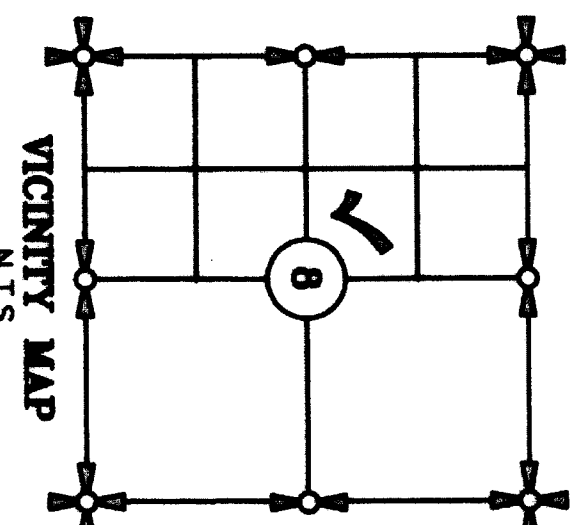
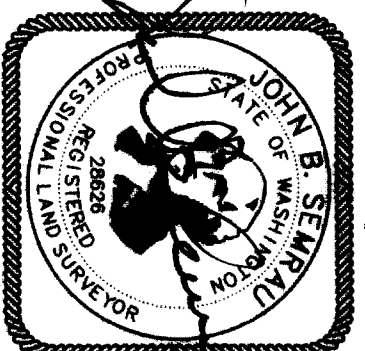


CITY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED TO THE CITY OF SEASIDE, ARE PAID IN FULL THIS 25th DAY OF October, 2017.

CITY TREASURER: [Signature]

10-4-17

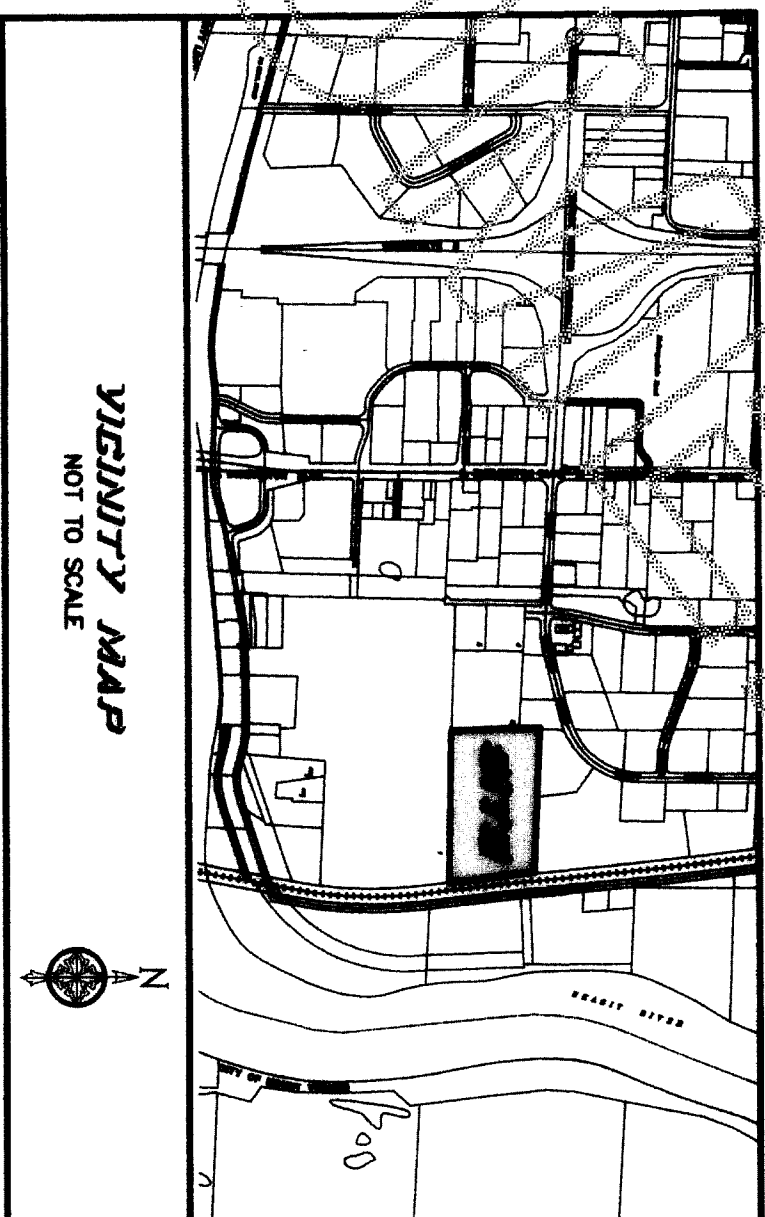


AUDITOR'S CERTIFICATE

201711010028
Skagit County Auditor
11/1/2017 Page 1 of 2 11:19AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

SKAGIT COUNTY AUDITOR: [Signature] DEPUTY: [Signature]



LOT ADDRESS INFORMATION

THE ADDRESS RANGES HAVE BEEN ASSIGNED ALONG SOUTH WALNUT STREET AND WHITMARSH ROAD.

| ROAD NAME | BEGINNING RANGE | ENDING RANGE |
|---------------------|-----------------|--------------|
| SOUTH WALNUT STREET | X | X |
| WHITMARSH ROAD | X | X |

APPROVALS EXAMINED AND APPROVED THIS 25 DAY OF October, 2017

DIRECTOR OF PUBLIC WORKS

ATTEST: COMMUNITY DEVELOPMENT DIRECTOR

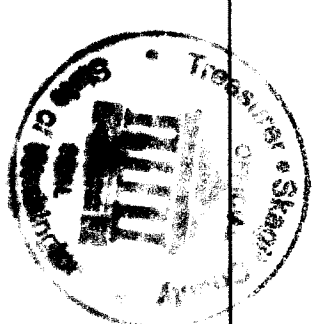
TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2017. THIS 30th DAY OF October, 2017.

SKAGIT COUNTY TREASURER

OWNERS

ROSE K. NAGATANI FAMILY LIMITED PARTNERSHIP & NAGATANI BROTHERS
C/O PHYLLIS NAGATANI KAGAWA
3621 BLUEBELL ST.
SEAL BEACH, CA 90740

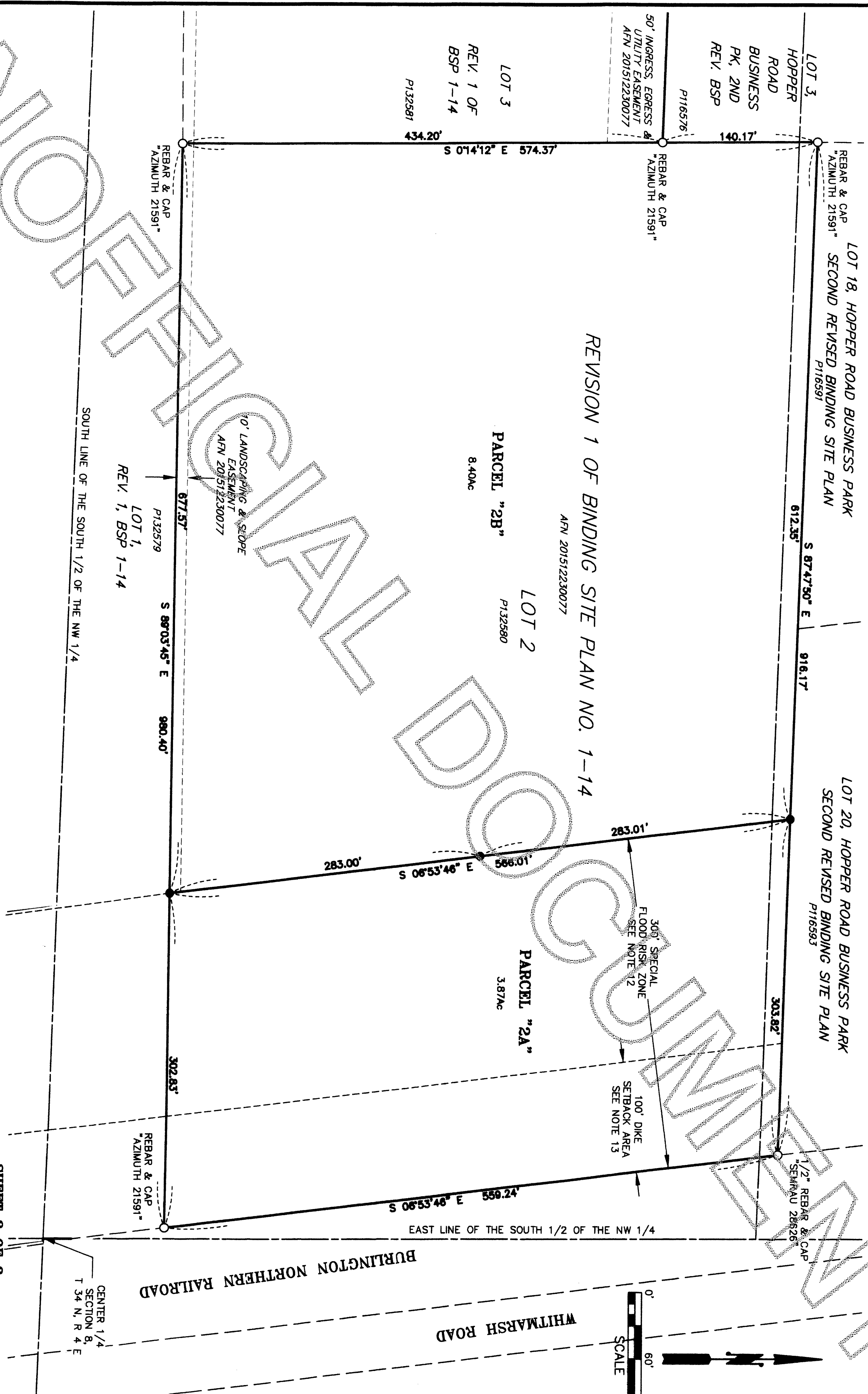
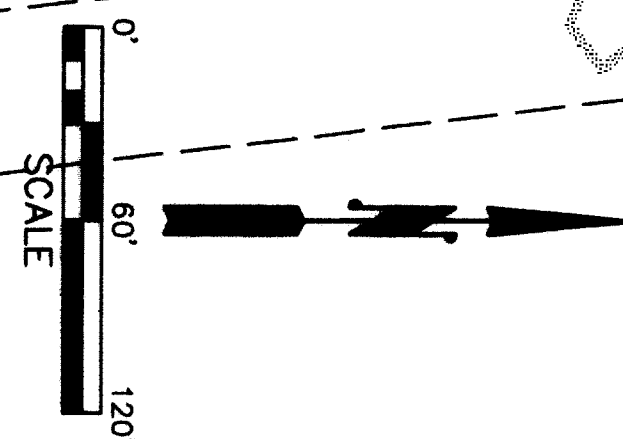


SHEET 1 OF 2

BINDING SITE PLAN NO. 2-17

SURVEY OF A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 SECTION 8, T. 34 N., R. 4 E., W.M. BURLINGTON, WASHINGTON FOR: DIKE DISTRICT 12

PREPARED BY: SEMRAU ENGINEERING & SURVEYING, P.L.L.C. SCALE: N/A
JOB NO. 5452



DRAWING FILE: 5452.DWG 9/26/17

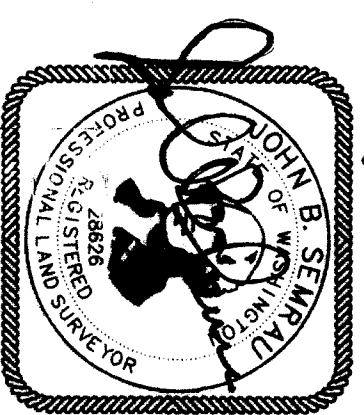
SHEET 2 OF 2

BINDING SITE PLAN NO. 2-17

| SURVEY OF A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 SECTION 8, T. 34 N., R. 4 E., W.M. BURLINGTON, WASHINGTON FOR: DIKE DISTRICT 12 | | |
|--|-----|---|
| TR. | PG. | SEARAU ENGINEERING & SURVEYING SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 360-424-8866 |
| ASSUMED | | SCALE: 1" = 60' JOB NO. 5452 |

KEY

- ⊕ - INDICATES EXISTING MONUMENT AS NOTED.
- - INDICATES FOUND CORNER AS NOTED.
- - REBAR SET - "SEARAU 28626"



10.4-17

REVISION 1 OF BINDING SITE PLAN NO. 1-14

AFN 201512230077

10' LANDSCAPING & SLOPE
EASEMENT
AFN 201512230077

SOUTH LINE OF THE SOUTH 1/2 OF THE NW 1/4

REBAR & CAP
"AZIMUTH 21591"

CENTER 1/4
SECTION 8,
T 34 N, R 4 E

LOT 20, HOPPER ROAD BUSINESS PARK
SECOND REVISED BINDING SITE PLAN
P116593

LOT 18, HOPPER ROAD BUSINESS PARK
SECOND REVISED BINDING SITE PLAN
P116591

LOT 3,
HOPPER
ROAD
BUSINESS
PK, 2ND
REV. BSP

LOT 3
REV. 1 OF
BSP 1-14
P132581

PARCEL "2B"
8.40Ac

LOT 2
P132580

PARCEL "2A"
3.87Ac

300' SPECIAL
FLOOD RISK ZONE
SEE NOTE 12
100' DIKE
SETBACK AREA
SEE NOTE 13

S 0°14'12" E 574.37'
434.20'

140.17'

612.35'

S 87°47'50" E

916.17'

283.01'

283.00'

S 06°53'46" E

566.01'

1/2" REBAR & CAP
"SEARAU 28626"

S 06°53'46" E

559.24'

EAST LINE OF THE SOUTH 1/2 OF THE NW 1/4

BURLINGTON NORTHERN RAILROAD

WHITMARSH ROAD